

*Document # 4487
Voted at Meeting of 8/9/84*

MEMORANDUM

August 9, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: STEPHEN F. COYLE, DIRECTOR
SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on thirty zoning matters have been prepared by Authority staff for referral to the Board of Appeal.

Referral	<u>Approval</u>	<u>Recommendation</u>	
		<u>Denial</u>	<u>Denial w/o Proj.</u>
Routine minor deviations	8		
Minor dwelling unit increases	7		
New housing and conversions	4	1	2
Parking, fuel, garages	2	2	
Business in apartment zone	2	1	
Restaurants	1		

We recommend approval of twenty-four cases:

- A. Eight cases involve appeals for zoning deviations which staff consider to be minor and appropriate for the individual locations. No community opposition has been raised against these petitions. Recommendations have been made to approve these referrals and in seven cases provisions for approval were specified.
- B. Seven cases for which staff recommends approval are for minor increases in number of dwelling units in a structure. No community objections have been raised in these cases, and the increases are appropriate for the individual neighborhoods.
- C. Recommend approval of four cases involving new housing and conversion of a significant number of dwelling units.
 1. Z-7104: At 50 Dimock Street, Roxbury. Change occupancy to group residence/halfway house for 20 alcoholic individuals. Site is appropriately located near medical and social support facilities; 24-hour in-house support and supervision; favorable community response.
 2. Z-7107: At 780 East Broadway, South Boston. Change occupancy from one-family to six apartments; neighborhood concern is with parking, petitioner will provide eight off-street parking spaces; design review proviso.

3. Z-7136-7138: At 100-104 Mrytlebank Avenue, Dorchester. Erect three single family dwellings; supported by neighbors; design review and off-street parking provisos.
 4. Z-7199-7219: At Champlain Circle and Athelwold Street, Dorchester, erect twenty-one attached single family dwellings on vacant deteriorated lot; extensive staff review with developer and in community meetings; strong support by community; low and moderate income housing.
- D. Recommend approval of upgrading of gasoline service station (Z-7095: 70 River Street, Dorchester), bulk services will be reduced, supported by abuttor. Recommend approval of continued use of repair shop garage (Z-7160: 107-109 Morris Street, East Boston). Provision to include fifteen environmental and safety controls as listed in Board of Appeal guidelines.
- E. Recommend approval of two cases of businesses in apartment zones.
1. Z-7096: At 103 Hemenway Street, add real estate office in basement of apartment building; use to expire with disposition of property; exterior design review proviso, no community response.
 2. Z-7080: At Columbus Avenue, beauty salon in apartment district with local business uses; proviso that only one and not two apartment units be eliminated, no community response.
- F. Recommend approval of change of occupancy to add take out service to existing eat-in restaurant; one community resident responded in opposition raising concern over increased traffic; provisos that no drive up take-out window be included and that design and parking and circulation plans be submitted to Authority for approval.

We recommend denial in four cases:

- A. Z-7174-7175: At 29-31 Brimmer Street, combine structures for twenty-four apartments and erect 1½ story addition; excessive density in 1, 2 and 3 unit area; rear addition would block light and air to abutting building; community opposition.
- B. Z-7088: At 11 Atwood Street in Jamaica Plain, add office to three unit apartment building to take delivery of firearms purchased out of state; inappropriate and unsafe use in residential area; community opposition and concern over hazardous use.
- C. Z-7100: At 443 River Street in Mattapan, outdoor storage of approximately 75 vehicles towed by Police Department; inappropriate for site which abuts 60 unit apartment complex and multi family dwellings; adverse noise, traffic and visual impacts on abuttors.
- D. Z-7084: At 108-110 Empire Street in Allston, change occupancy from auto storage to repair garage and auto body shop; use has illegally existed one year; residents have been impacted by noise and fumes from repair activities; inadequate emergency vehicle access; strong community opposition.

We recommend denial without prejudice for two cases.

- A. Z-7108-7112: At 1210-1218 VFW Parkway, West Roxbury, erect five three-story 12-unit apartment structures; recommend that the petitioner meet with community residents to resolve density, design, and parking and circulation concerns.
- B. Z-7103: At 451 East Eighth Street, South Boston, erect seven unit apartment structure; recommend that petitioner meets with neighborhood residents to resolve density, design, traffic and parking, and safety issues.

BOARD OF APPEAL REFERRALS

August 9, 1984

		<u>Hearing</u>	
1.	Z-7080	8/21/84	Ronald and Charlene Carroll 418 Columbus Avenue, Boston
2.	Z-7081	8/21/84	Richard A. Bertulli 1097 Saratoga Street, East Boston
3.	Z-7082	8/21/84	Uwe Jaeckel, Lessee 68-72 Euston Road, Brighton
4.	Z-7083-7084	8/21/84	Rutherford Realty Trust 547-547r Rutherford Avenue, Charlestown
5.	Z-7085	8/21/84	John A. Ryan 108-110 Empire Street, Allston
6.	Z-7086	8/21/84	Bernadette van Duyse 164 F Street, South Boston
7.	Z-7088	8/21/84	Charles E. Leigh 11 Atwood Square, Jamaica Plain
8.	Z-7090-7091	8/21/84	William J. O'Brien 144-146 Temple Street, West Roxbury
9.	Z-7092	8/21/84	Julie Lombardo and Eric Mason 80 Washington Street, Charlestown
10.	Z-7093	8/21/84	Albert Vallante 29 Chelsea Street, East Boston
11.	Z-7094	8/21/84	Peter and Lee Coady 435 Shawmut Avenue, Boston
12.	Z-7095	8/28/84	Sun Refining and Marketing Co. 20 River Street, Dorchester
13.	Z-7096	8/28/84	S M A Corp. 103 Hemenway Street, Boston
14.	Z-7097	8/28/84	Robert E. Nee and Charles E. Collins 14 Lawrence Street, Boston
15.	Z-7098	8/28/84	John Govoni 72 Montvale Street, Roslindale
16.	Z-7099	8/28/84	Papa Gino's of America, Inc. 748 Gallivan Boulevard, Dorchester
17.	Z-7100	8/28/84	William and Elizabeth McKeen 443-447 River Street, Mattapan
18.	Z-7103	8/28/84	Mary Accaputo 451 East Eighth Street, South Boston
19.	Z-7104	8/28/84	New England Hospital dba Dimock Community Health Center 50 Dimock Street, Roxbury
20.	Z-7105	8/28/84	Jane Ann Ritzenthaler and Raymond Hawkins 34r Glendale Street, Dorchester
21.	Z-7107	8/21/84	Pappas Management Corporation 780 East Broadway, South Boston
22.	Z-7108-7112	8/28/84	Sandell Development Corp. 1210-1218 VFW Parkway, West Roxbury
23.	Z-7119	8/21/84	John Lampe 68 Russell Street, Charlestown
24.	Z-7130	8/28/84	Salvatore Rizzo 21-23 Beacon Street, Boston
25.	Z-7136-7138	8/28/84	Daniel Manning (prospective purchaser) 100-104 Myrtlebank Avenue, Dorchester
26.	Z-7153-7154	8/21/84	Michael A. Seidner 281½-283 Main Street, Charlestown
27.	Z-7156-7157	8/28/84	Provident Institution for Savings 30 Winter Street and 30-42 Temple Place, Boston
28.	Z-7160	8/21/84	Guiseppe Guigliano 107-109 Morris Street, East Boston
29.	Z-7174-7175	8/21/84	Chase Parker, Trustee 29-31 Brimmer Street, Boston
30.	Z-7199-7219	8/21/84	Public Facilities Department, City of Boston Codman Square Housing Development Corporation 1-16 Champlain Circle and 2-6 Athelwold Street, Dorchester

MEMORANDUM

August 1, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Stephen F. Coyle, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 8/21/84

Z-7080

Ronald and Charlene Carroll
418 Columbus Avenue, Boston
near West Canton Street

Four-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

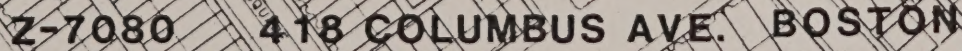
Purpose: change occupancy from four apartments to two apartments and beauty salon.

Violation(s):

Beauty salon is forbidden use.

Salon would eliminate two units. Staff would be amenable to the salon and three apartment units, which would be compatible with residential—local business character of neighborhood. Recommend approval with provisos.

VOTED: In reference to petition Z-7080, Ronald and Charlene Carroll, 418 Columbus Avenue, Boston, for forbidden use for change of occupancy from four apartments to two apartments and beauty salon in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval of three apartments and beauty salon with the following provisos: that plans, inclusive of signage, be submitted to the Authority for design review approval; that work be performed by appointment only; that there be no Sunday operation; that the beauty salon use extend to petitioner only and expire upon sale, lease, or other disposition of property. Elimination of two apartment units for salon occupancy is excessive.



Board of Appeal Referrals 8/9/84

Hearing: 8/21/84

Z-7081

Richard A. Bertulli

1097 Saratoga Street, East Boston
near St. Edward Road

2½-story structure .

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from two- to three-family dwelling.

Violation(s):

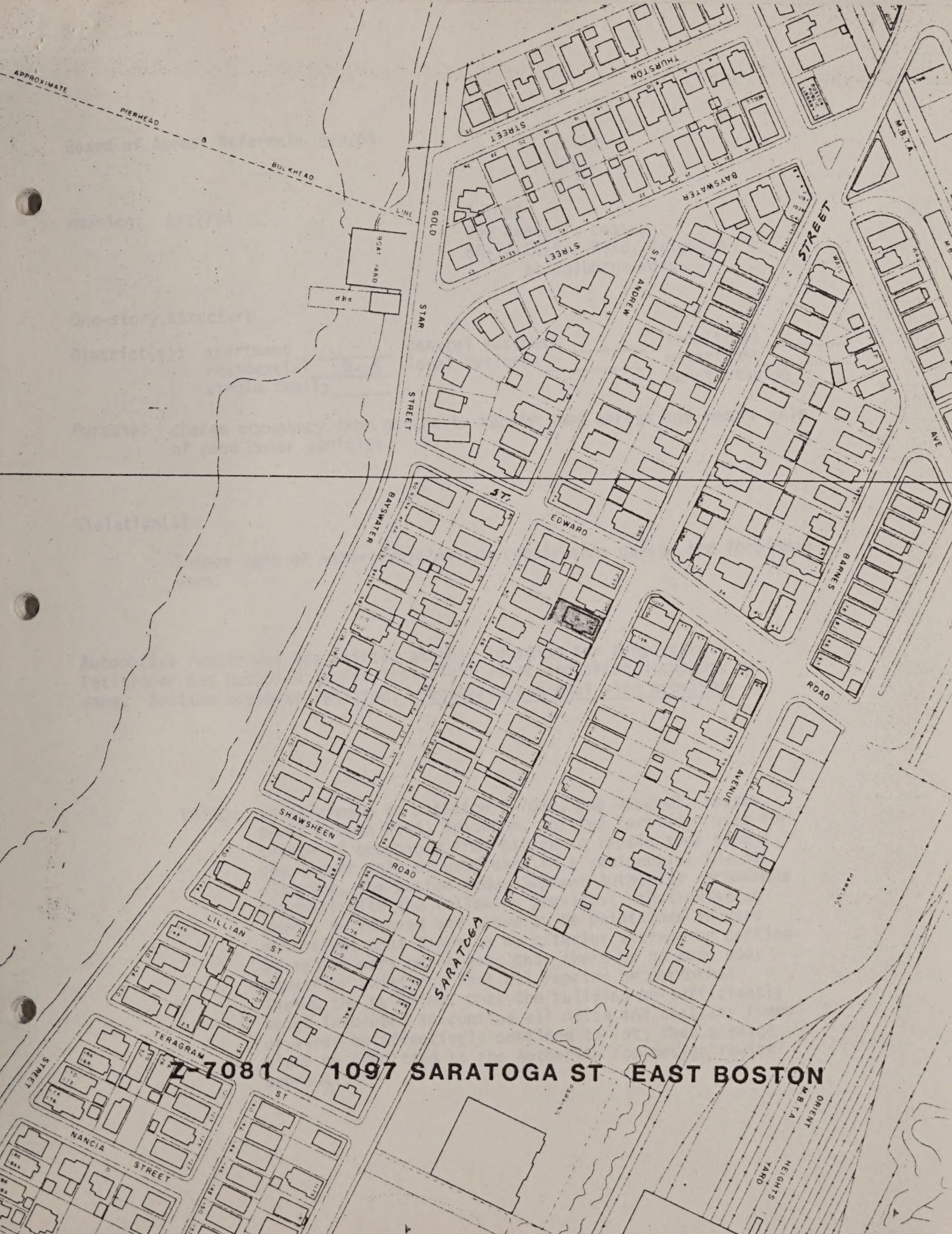
Dwelling converted for more families is forbidden use.

Lot area, width, frontage, open space, and front yard are insufficient.

Floor area ratio and number of stories are excessive.

Three-family occupancy has existed for more than forty years. In 1983, petitioner purchased property as such. Condition is compatible with residential neighborhood. No response from abutters. Recommend approval.

VOTED: In reference to petition Z-7081, Richard A. Bertulli, 1097 Saratoga Street, East Boston, for a forbidden use and seven variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Three-family occupancy has existed for more than forty years. Petitioner purchased property as such in 1983. Condition is compatible with residential neighborhood.



Z-7081

1097 SARATOGA ST EAST BOSTON

Board of Appeal Referrals 8/9/84

Hearing: 8/21/84

Z-7082
Uwe Jaeckel, Lessee
68-72 Euston Road, Brighton
at Colborne Road

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from garage to repair shop garage and indoor sale
of used motor vehicles.

Violation(s):

Indoor sale of motor vehicles and repair shop garage are forbidden
uses.

Automotive repair use has existed at this location for many years.
Petitioner has occupied it for last eight years and prior occupancy was
same. Abutter supports petition. Recommend approval with provisos.

VOTED: In reference to petition Z-7082, Uwe Jaeckel, lessee,
68-72 Euston Road, Brighton, for two forbidden uses for
change of occupancy from garage to repair shop garage
and indoor sale of used cars in a residential (R-.5)
district, the Boston Redevelopment Authority recommends
approval with the following provisos: that existing
debris be removed and property be maintained in good
condition; that there be no exterior storage or parking
of repair cars on street; that there be no auto body
repair or painting; that all repairs be performed
inside the building; that the building be sufficiently
sound-insulated to confine all noise and that any fumes
or vapor be effectively confined to lot; that signage
plans be submitted to the Authority for design review
approval.



Z-7082

68-72 EUSTON RD.

BRIGHTON

Board of Appeal Referrals 8/9/84

Hearing: 8/21/84

Z-7085

John A. Ryan

108-110 Empire Street, Allston
near North Harvard Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

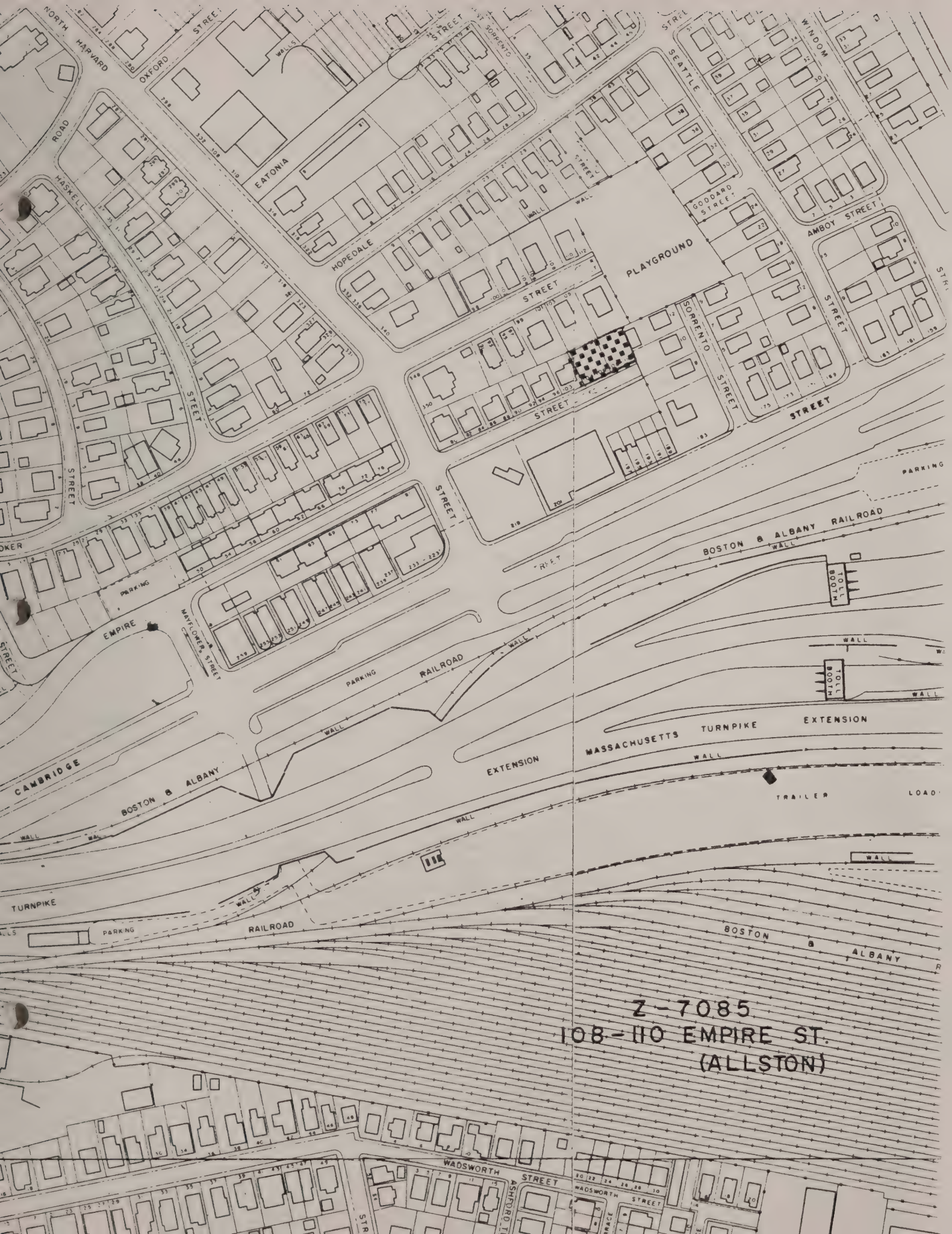
Purpose: change occupancy from storage of autos to repair shop garage
and auto body shop.

Violation(s):

Repair shop garage and auto body shop are forbidden uses.

Use has been existing for approximately one year. Residents have been subjected to noise and fume pollution from this illegal facility and are concerned about employee on-street parking and emergency safety vehicle access. Strong neighborhood opposition. Recommend denial.

VOTED: In reference to petition Z-7085, John A. Ryan, 108-110 Empire Street, Allston, for forbidden use for change of occupancy from storage of autos to repair shop garage and auto body shop in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Use has been existing for approximately one year. Residents have been subjected to noise and fume pollution from this illegal facility and are concerned about employee on-street parking and emergency safety vehicle access. There is strong neighborhood opposition . .



Z-7085
108-110 EMPIRE ST.
(ALLSTON)

Board of Appeal Referrals 8/9/84

Hearing: 8/21/84

Z-7086

Bernadette van Duyse
164 F Street, South Boston
near Athens Street

Three-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three- to four-family dwelling.

Violation(s):

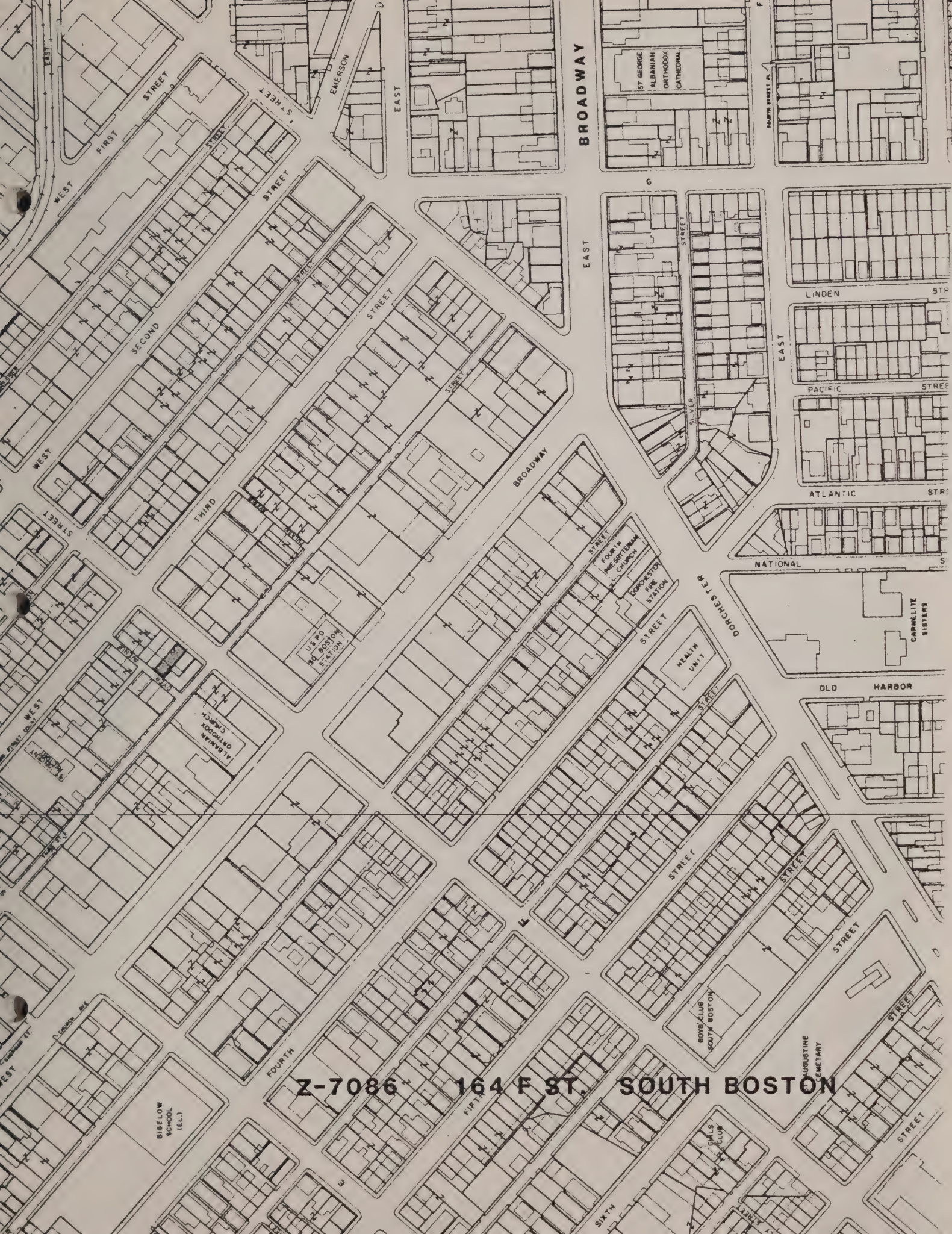
Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Floor area ratio is excessive.

Occupancy compatible with residential character of neighborhood. There is no opposition. Recommend approval with proviso.

VOTED: In reference to petition Z-7086, Bernadette van Duyse, 164 F Street, South Boston, for a forbidden use and three variances for change of occupancy from three- to four-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans for any exterior changes be submitted to the Authority for design review approval.



Z-7086 164 F ST. SOUTH BOSTON

Board of Appeal Referrals 8/9/84

Hearing: 8/21/84

Z-7088
Charles E. Leigh
11 Atwood Square, Jamaica Plain
near South Street

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy to three apartments and office.

Violation(s):

Distributor's office is forbidden use.

No record of legal occupancy; apartments are existing. Petitioner, whose hobby is firearms, would use office to take delivery of firearms purchased out of state by other individuals. This use is inappropriate in a residential neighborhood; it could be hazardous and create unsafe conditions. Recommend denial.

VOTED: In reference to petition Z-7088, Charles E. Leigh, 11 Atwood Square, Jamaica Plain, for forbidden use for change of occupancy to three apartments and office, in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. There is no record of legal occupancy; apartments are existing. Petitioner, whose hobby is firearms, would use office to take delivery of firearms purchased out of state by other individuals. This use is inappropriate in a residential neighborhood; it could be hazardous and create unsafe conditions.



Z-7088 11 ATWOOD SQ JAMAICA PLAIN

Board of Appeal Referrals 8/9/84

Hearing: 8/21/84

Z-7090-7091
William J. O'Brien
144-146 Temple Street, West Roxbury
at Welland Road

2½-story duplex structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.3 _____ manufacturing _____

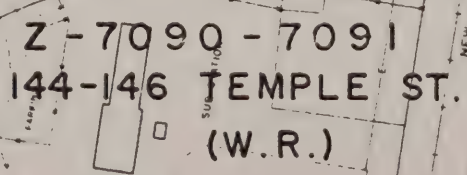
Purpose: subdivide; change occupancy (no. 144) from two- to one-family dwelling; legalize occupancy (no. 146) as two-family dwelling.

Violation(s):

Lot area, width, frontage, and side yard are insufficient.

Subdivision will allow petitioner separate conveyances of duplex structure. There is no opposition. Recommend approval with proviso.

VOTED: In reference to petitions Z-7090-7091, William J. O'Brien, 144-146 Temple Street, West Roxbury, for eight variances to subdivide, change occupancy from two- to one-family dwelling, and legalize occupancy as two-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with the following proviso: that a covenant requiring uniform treatment of the exterior of the structure be part of the deed and be recorded in the Registry of Deeds.



Board of Appeal Referrals 8/9/84

Hearing: 8/21/84

Z-7092

Julie Lombardo and Eric Mason
80 Washington Street, Charlestown
near Union Street

2½-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose:

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

No record of legal occupancy. Petition is to legalize condition of more than twenty years' standing. Recommend approval.

VOTED: In reference to petition Z-7092, Julie Lombardo and Eric Mason, 80 Washington Street, Charlestown, for a forbidden use and two variances to legalize occupancy as two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. There is no record of legal occupancy. Petition is to legalize condition of more than twenty years' standing.



Z-7092

80 WASHINGTON ST.

CHARLESTOWN

Board of Appeal Referrals 8/9/84

Hearing: 8/21/84.

Z-7093
Albert Vallante
29 Chelsea Street, East Boston
near Maverick Street

Four-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____L-1_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from two- to four-family dwelling.

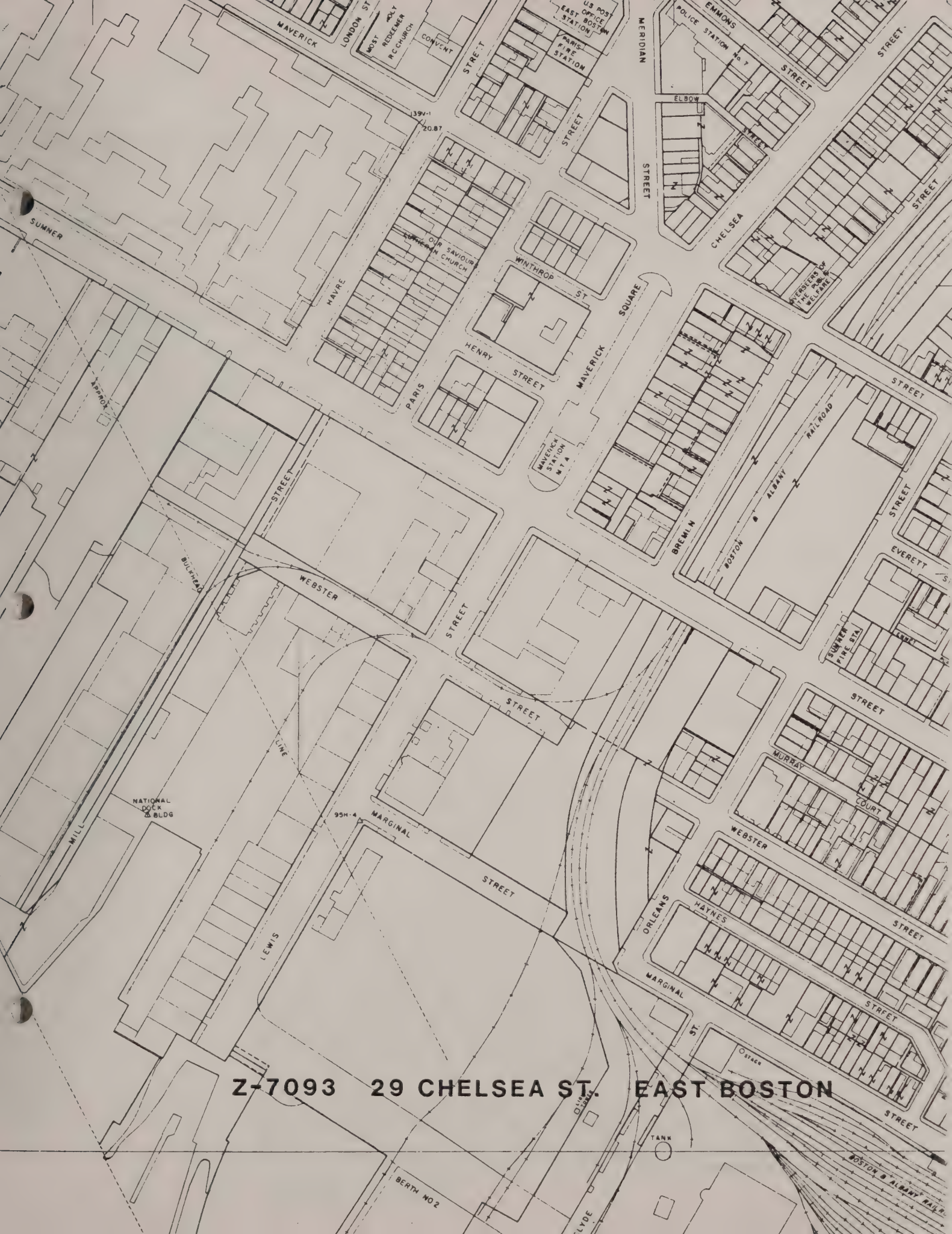
Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Three apartments are existing. Additional unit would be compatible with residential—local business neighborhood. No response from abutters.
Recommend approval.

VOTED: In reference to petition Z-7093, Albert Vallante, 29 Chelsea Street, East Boston, for a forbidden use and a variance for change of occupancy from two- to four-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans for any exterior changes be submitted to the Authority for design review approval. Three apartments are existing. Additional unit would be compatible with residential—local business neighborhood.



Z-7093 29 CHELSEA ST. EAST BOSTON

Board of Appeal Referrals 8/9/84

Hearing: 8/21/84

Z-7083-7084
Rutherford Realty Trust
547-547r Rutherford Avenue, Charlestown
near Mishawum Street

Three-story / one-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-2 _____

Purpose: change occupancy from awning manufacturing and sales to one apartment, tile business, office; erect sign; subdivide; legalize occupancy as private social club.

Violation(s):

Private club is conditional use.

Rear yard is insufficient.

Ar-a of sign is excessive.

In 1976, Board of Appeal with Authority concurrence approved occupancy for one apartment and tile contractor; petitioner, however, failed to complete process for permit.

Private club "520" has existed in community for many years. It is and has been significantly involved in youth activities, social, church, and other community functions. Recommend approval with proviso.

VOTED: In reference to petitions Z-7083-7084, Rutherford Realty Trust, 547-547r Rutherford Avenue, Charlestown, for three conditional uses and a variance for change of occupancy from awning manufacturing and sales to one apartment, tile business, and office, and erect sign, subdivide, and legalize occupancy as private nonprofit social club in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that signage plans be submitted to the Authority for design review approval. In 1976, the Board of Appeal with Authority concurrence approved tile contractor and apartment occupancy; petitioner, however, failed to complete permit process. Private club "520" has existed in community for many years. It is and has been significantly involved in youth activities, church, social, and other community functions.



Z-7083-7084

547-547R RUTHERFORD AVE.

CHARLESTOWN

Board of Appeal Referrals 8/9/84

Hearing: 8/21/84

Z-7094
Peter and Lee Coady
435 Shawmut Avenue, Boston
at West Newton Street

Four-story structure

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from one-family dwelling to five apartments.

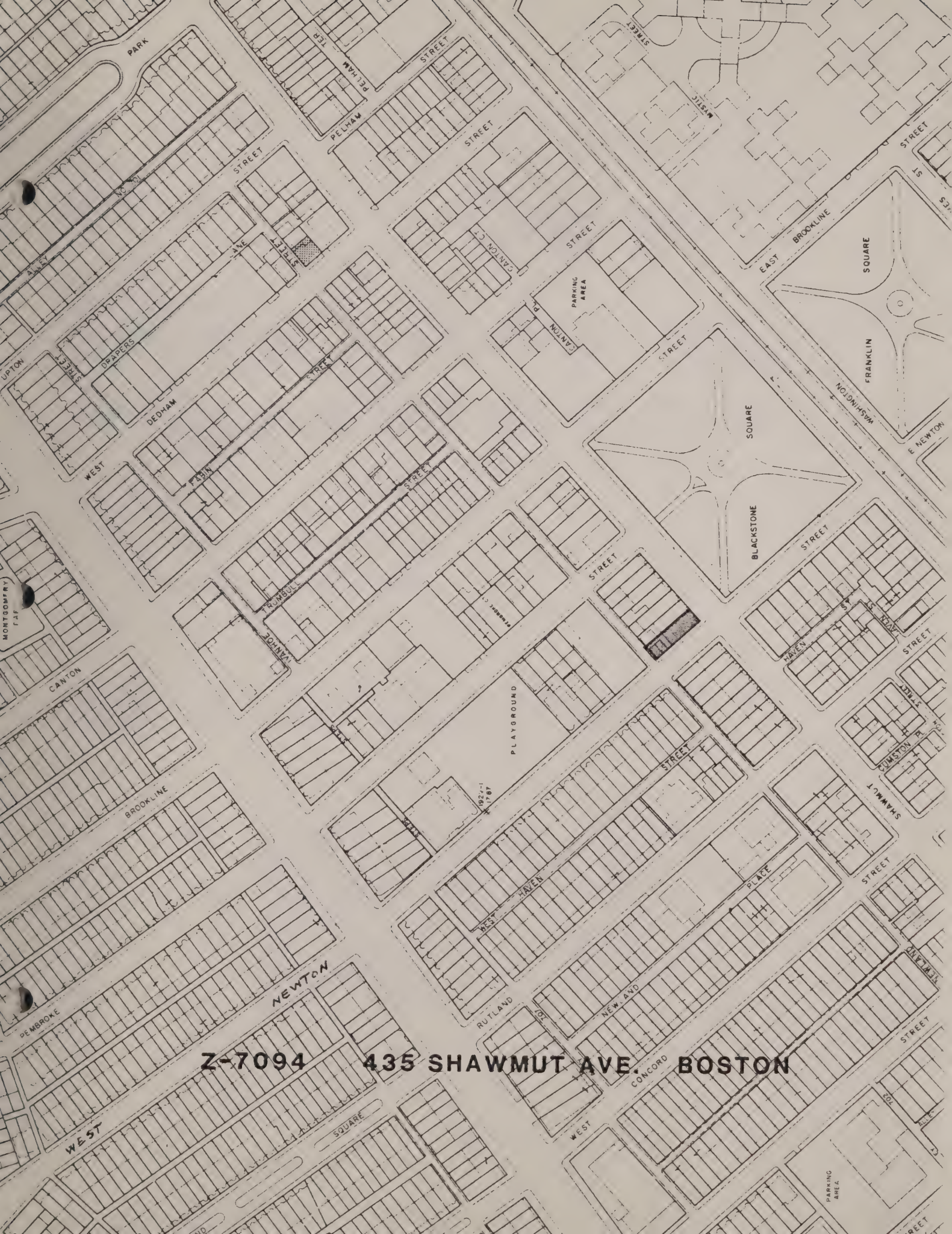
Violation(s):

Dwelling converted for more families is forbidden use.

Open space and off-street parking are insufficient.

Five-apartment occupancy has existed for many years. Proximity of Blackstone Square Park mitigates open space deficiency. Recommend approval with provisos.

VOTED: In reference to petition Z-7094, Peter and Lee Coady, 435 Shawmut Avenue, Boston, for a forbidden use and two variances for change of occupancy from one-family dwelling to five apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that petitioner make arrangements to provide required off-street parking. Proximity of Blackstone Square Park mitigates open space deficiency.



Z-7094

435 SHAWMUT AVE.

BOSTON

Board of Appeal Referrals 8/9/84

Hearing: 8/28/84

Z-7095
Sun Refining and Marketing Co.
70 River Street, Dorchester
at Central Avenue

Gas service station

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: install pump island canopy and kiosk; remove three 8,000-gallon underground gasoline storage tanks and install three 10,000-gallon tanks.

Violation(s):

Extension of conditional use.

Front yard is insufficient.

Sign within front yard.

Facility will be upgraded, bulk deliveries reduced, customer convenience increased. Abutter supports. Recommend approval with proviso.

VOTED: In reference to petition Z-7095, Sun Refining and Marketing Co., 70 River Street, Dorchester, for a conditional use and two variances to erect pump island canopy and kiosk, remove three 8,000-gallon underground gasoline storage tanks, and install three 10,000-gallon underground gasoline storage tanks in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided that facility complies with Board of Appeal guidelines for gas service stations.

Z-7095

70 RIVER ST. DORCHERSTER



Board of Appeal Referrals 8/9/84

Hearing: 8/28/84

Z-7096
S M A Corp.
103 Hemenway Street, Boston
near Symphony Road

Five-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from 16 apartments to same and real estate office.

Violation(s):

Real estate office is forbidden use.

Floor area ratio is excessive.

Real estate office would be compatible with multifamily neighborhood.
Recommend approval with provisos.

VOTED: In reference to petition Z-7096, S M A Corp,
103 Hemenway Street, Boston, for a forbidden use
and a variance for change of occupancy from 16
apartments to same and real estate office in an
apartment (H-3) district, the Boston Redevelopment
Authority recommends approval with the following
provisos: that plans for signage and any exte-
rior changes be submitted to the Authority for
design review approval; that real estate office
use extend to petitioner only and expire upon
sale, lease, or other disposition of the property.



BACK

FENWAY

BOSTON CONSERVATORY OF MUSIC

TRADE HIGH SCHOOL FOR GIRLS

ST.

BURBANK

NORWAY

WHIPPLE ST

STONEHOLM STREET

ROD ROAD

EDGERLY

FIRE ALARM BOX

WESTLAND ENTRANCE

WESTLAND

SYMPHONY

HEMENWAY

GAINSBOROUGH

PARKING

PARKING AREA

FORSYTH

Z-7096

103 HEMENWAY ST. BOSTON

PARKING

ST STEPHEN

PARKING

MONUMENT

FORSYTH

FORSYTH

FORSYTH

P.

BELL

Board of Appeal Referrals 8/9/84

Hearing: 8/28/84

Z-7097

Robert E. Nee and Charles E. Collins
14 Lawrence Street, Boston
near Claremont Street

3½-story row structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from one- to two-family dwelling.

Violation(s):

Dwelling converted for more families is conditional use.

Open space is insufficient.

Two-family occupancy in this owner-occupied structure would be consistent with existing two- and three-family properties in the neighborhood.
Recommend approval with proviso.

VOTED: In reference to petition Z-7097, Robert E. Nee and Charles E. Collins, 14 Lawrence Street, Boston, for a conditional use and a variance for change of occupancy from one- to two-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.



Z-7097

14 LAWRENCE ST.

BOSTON

Board of Appeal Referrals 8/9/84

Hearing: 8/28/84

Z-7098
John Govoni
72 Montvale Street, Roslindale
near Colberg Avenue

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: legalize occupancy - two-family dwelling; erect roof dormer addition.

Violation(s):

Side yard is insufficient.

Two-family occupancy is existing and is consistent with one- and two-family neighborhood. Neighbors support petition. Recommend approval with proviso.

VOTED: In reference to petition Z-7098, John Govoni;
72 Montvale Street, Roslindale, for a variance to
legalize occupancy as two-family dwelling and
erect roof dormer addition in a single-family
(S-.5) district, the Boston Redevelopment Authority
recommends approval with following proviso: that
plans for dormer addition be submitted to the
Authority for design review approval.



BELGRADE

AVE.

NEW YORK
NEW HAVEN
BELLEVUE ST
MC CRAW ST
HARTFORD
WEST ROXBURY BRANCH

CENTRE

COLBERT

HOLY NAME
CHURCH

ROAD

GOODE
SCHOOL

STREET

SOUTH

GUERNSEY

EDGEMONT

(PROPOSED ST.)

STREET

Z-7098 72 MONTVALE ST ROSLINDALE

Board of Appeal Referrals 8/9/84

Hearing: 8/28/84

Z-7099
Papa Gino's of America, Inc.
748 Gallivan Boulevard, Dorchester
at Clover Street

One-story structure under construction

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from eat-in restaurant to eat-in and take-out restaurant.

Violation(s):

Take-out restaurant is conditional use.

Restaurant facility will contain seating for 120 persons, and 39 off-street parking spaces will be provided. There will be no take-out window.
Recommend approval with proviso.

VOTED: In reference to petition Z-7099, Papa Gino's of America, Inc., 748 Gallivan Boulevard, Dorchester, for a conditional use for change of occupancy from eat-in to eat-in and take-out restaurant in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans, inclusive of parking and circulation, be submitted to the Authority for design review approval.



Z-7099

748 GALLIVAN BLVD. DORCHESTER

Board of Appeal Referrals 8/9/84

Hearing: 8/28/84

Z-7100

William and Elizabeth McKeen
443-447 River Street, Mattapan
near Blue Hill Avenue

Vacant land

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: parking and storage of approximately 75 towed motor vehicles.

Violation(s):

Outdoor storage of damaged motor vehicles is forbidden use.

Petitioner would store cars in conjunction with Police Department towing program. Site is inappropriate. A 60-unit apartment dwelling immediately abuts the site, and multifamily dwellings are located directly across the street. Use would have a detrimental impact on the area. A site remote from residential properties would be appropriate. Recommend denial.

VOTED: In reference to petition Z-7100, William A. and Elizabeth McKeen, 443-447 River Street, Mattapan, for forbidden use for parking and storage of approximately 75 towed motor vehicles in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Site is inappropriate. A 60-unit apartment dwelling immediately abuts the site, and multifamily dwellings are located directly across the street. Use would have a detrimental impact on the area. A site remote from residential properties would be appropriate.



Z-7100

451 RIVER ST.

MATTAPAN

Board of Appeal Referrals 8/9/84

Hearing: 8/28/84

Z-7103
Mary Accaputo
451 East Eighth Street, South Boston
at Douglas Street

3300 square feet of land

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect seven-unit apartment structure.

Violation(s):

Lot area, open space, front yard, and corner traffic visibility
are insufficient.

Floor area ratio is excessive.

Petitioner must meet with neighborhood residents to address and resolve their
concerns as indicated in proposed vote. Recommend denial without prejudice.

VOTED: In reference to petition Z-7103, Mary Accaputo,
451 East Eighth Street, South Boston, for six
variances to erect a seven-unit apartment
structure in an apartment (H-1-50) district,
the Boston Redevelopment Authority recommends
denial without prejudice. Petitioner must
meet with neighborhood residents to address
and resolve their concerns: excessive number
of units, parking, design, and traffic and
safety. Site is located on a major MBTA bus
route.

OLD

Z-7103 451 EAST EIGHTH ST. SOUTH BOSTON

Board of Appeal Referrals 8/9/84

Hearing: 8/28/84

Z-7104
New England Hospital
dba Dimock Community Health Center
50 Dimock Street, Roxbury
near Columbus Avenue

Hospital complex

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy to group residence halfway house for 20
alcoholic persons.

Violation(s):

Group care residence is conditional use.

Site is in appropriate proximity to medical and social services within
the complex. Support and supervision will be provided on a 24-hour
basis. Neighborhood supports petition. Recommend approval.

VOTED: In reference to petition Z-7104, New England Hospital
dba Dimock Community Health Center, 50 Dimock Street,
Roxbury, for conditional use for change of occupancy
to group care residence halfway house for twenty
alcoholic persons in an apartment (H-1) district, the
Boston Redevelopment Authority recommends approval.
Site is in appropriate proximity to medical and social
services within the complex. Support and supervision
will be provided on a 24-hour basis. Use complies
with Code requirements for conditional use.



Z-7104

50 DIMOCK ST. ROXBURY

Board of Appeal Referrals 8/9/84

Hearing: 8/28/84

Z-7105
Jane Ann Ritzenthaler and Raymond Hawkins
34r Glendale Street, Dorchester
at Glen Street

Two-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

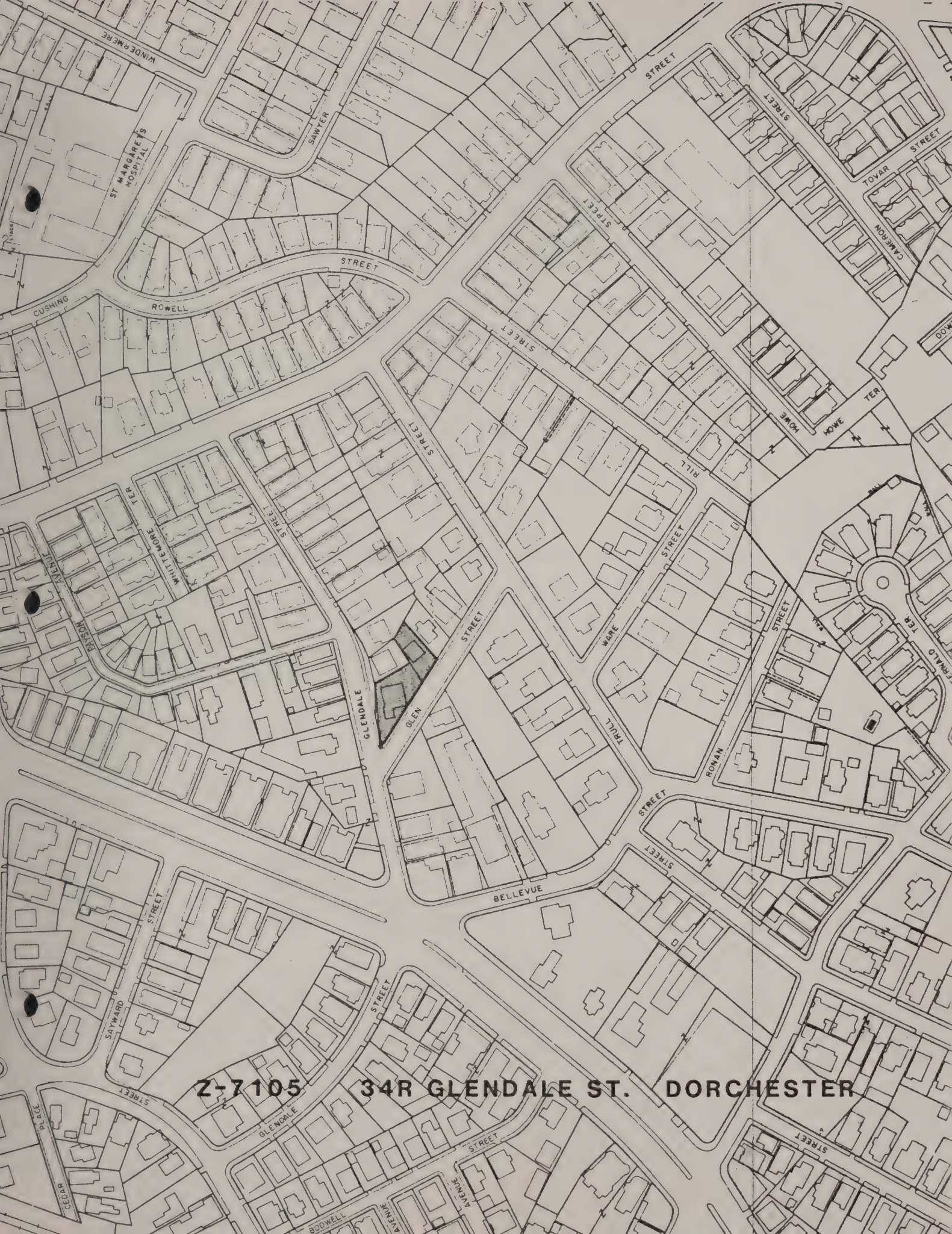
Purpose: combine lots; erect two-story one-apartment and two-car-garage structure.

Violation(s):

Accessory building within rear yard.

Proposal is appropriate and compatible with residential area. Abutters have reviewed plans and have no objection. Recommend approval with proviso.

VOTED: In reference to petition Z-7105, Jane Ann Ritzenthaler and Raymond Hawkins, 34r Glendale Street, Dorchester, for variance to erect one-apartment and two-car-garage structure and combine lots in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans be submitted to the Authority for design review approval.



Z-7105 34R GLENDALE ST. DORCHESTER

Board of Appeal Referrals 8/9/84

Hearing: 8/21/84

Z-7107
Pappas Management Corporation
780 East Broadway, South Boston
near M Street

2½-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

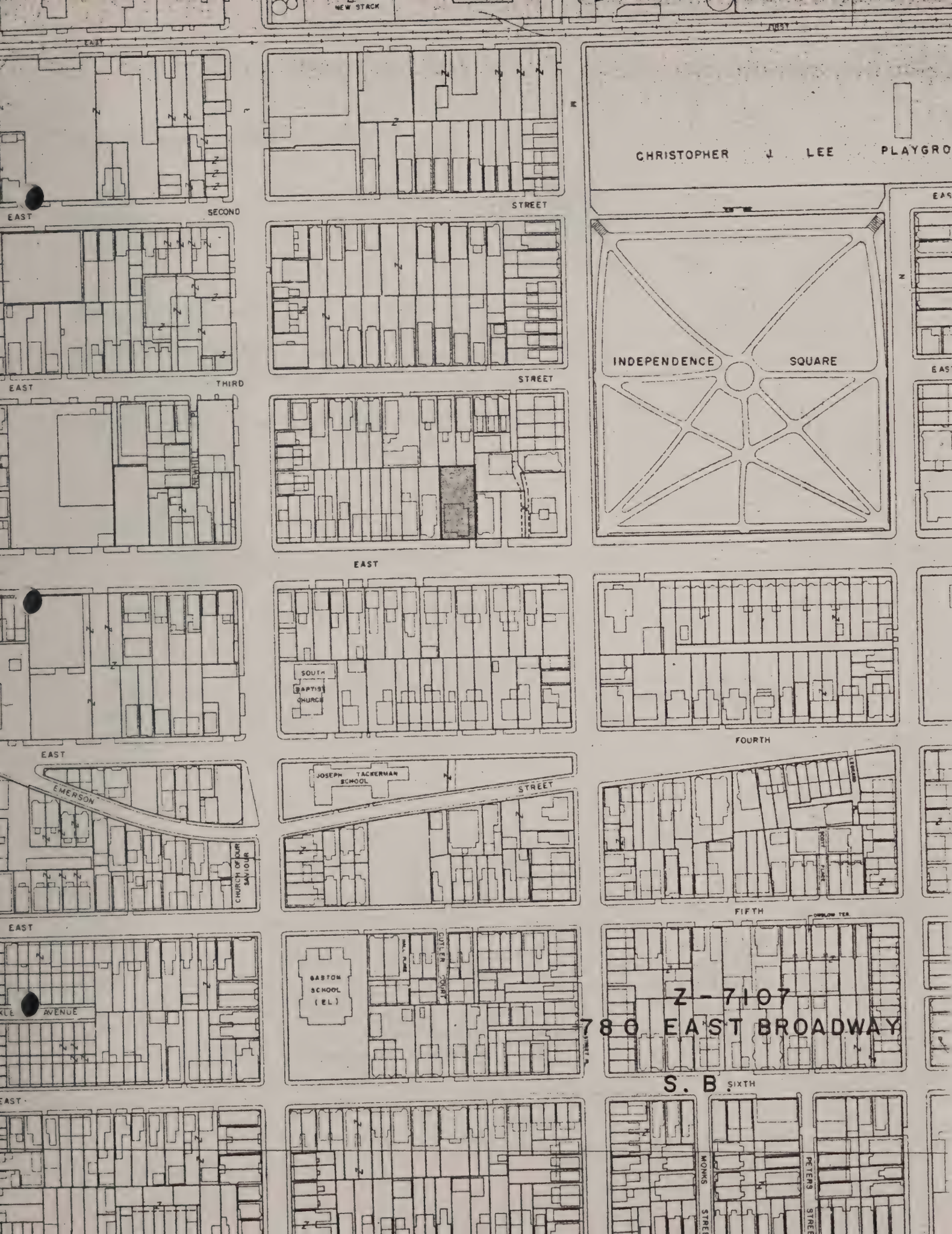
Purpose: change occupancy from one-family dwelling to six apartments.

Violation(s):

Lot area and open space are insufficient.

Primary neighborhood concern is parking. Five off-street parking spaces are required for this development; petitioner is providing eight.
Recommend approval with proviso.

VOTED: In reference to petition Z-7107, Pappas Management Corporation, 780 East Broadway, South Boston, for two variances for change of occupancy from one-family dwelling to six apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.



NEW STACK

POST

CHRISTOPHER J. LEE PLAYGROUND

STREET

STREET

INDEPENDENCE SQUARE

EAST

FOURTH

STREET

FIFTH

Z-7107

780 EAST BROADWAY

S. B. SIXTH

MONS STREET

PETERS STREET

Board of Appeal Referrals 8/9/84

Hearing: 8/28/84

Z-7108-7112
Sandell Development Corp.
1210-1218 VFW Parkway, West Roxbury
near Gardner Street

One-story structure

District(s):	apartment_____	general business	B-1_____	industrial_____
	residential_____	local business	L-.5_____	waterfront_____
	single family_____			manufacturing_____

Purpose: erect five three-story 12-unit apartment structures.

Violation(s):

Lot area, width, frontage, and front, side, and rear yards are insufficient.

Height of building is excessive.

All units would contain two-bedrooms. Sixty off-street parking spaces are to be provided. Concerns are: excessive number of units, design, and parking and circulation. Recommend denial without prejudice.

VOTED: In reference to petitions Z-7108-7112, Sandell Development Corp., 1210-1218 VFW Parkway, West Roxbury, for twenty-four variances to erect five three-story 12-unit apartment structures in local business (L-.5) and general business (B-1) districts, the Boston Redevelopment Authority recommends denial without prejudice. All units would contain two bedrooms. Sixty parking spaces would be provided. Concerns are: excessive number of units, design, and parking and circulation. Petitioner must meet with abutters to address and resolve these probiems.



AMESBURY

PARKWAY

BAKER

PLACE

CUTTER

SUB STATION

BRANCH

NEW YORK

NEW HAVEN

VFW

PARKING

PARKING

PARKING

PARKING

PARKING

LONG TER

DUNWELL

STREET

GARDNER

ST

ST

HELDUN

SIMBROCO

Z-7108-7112

1210-1218

VFW PARKWAY

WEST ROXBURY

WYCLIFF

WYCLIFF

Board of Appeal Referrals 8/9/84

Hearing: 8/21/84

Z-7119

John Lampe

68 Russell Street, Charlestown
near Eden Street

Three-story structure

District(s):	apartment	H-1	general business	_____	industrial	_____
	residential	_____	local business	_____	waterfront	_____
	single family	_____			manufacturing	_____

Purpose: change of occupancy from three- to four-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Floor area ratio is excessive.

Conversion of basement for four-unit occupancy of structure would be compatible with neighborhood residential properties. Recommend approval with proviso.

VOTED: In reference to petition Z-7119, John Lampe, 68 Russell Street, Charlestown, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans, inclusive of light and air provision and any exterior changes be submitted to the Authority for design review approval.



Z-7119 68 RUSSELL ST. CHARLESTOWN

Board of Appeal Referrals 8/9/84

Hearing: 8/28/84

Z-7130

Salvatore Rizzo

21-23 Beacon Street, Boston
at Bowdoin Street

Twelve-story structure

District(s): apartment _____ general business B-8 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: provide new office space.

Violation(s):

Floor area ratio is excessive.

New second floor within existing 18-foot floor-to-ceiling space will provide office space for existing commercial tenant. No exterior changes.
Recommend approval.

VOTED: In reference to petition Z-7130, Salvatore Rizzo, 21-23 Beacon Street, Boston, for variance to provide new office space in a general business (B-8) district, the Boston Redevelopment Authority recommends approval. New second floor within existing space will provide office for existing commercial tenant. No exterior changes.



Z-7130

21-23 BEACON ST

BOSTON

Board of Appeal Referrals 8/9/84

Hearing: 8/28/84

Z-7136-7138

Daniel Manning (prospective purchaser)
100-104 Myrtlebank Avenue, Dorchester
near Hill Top Street

6447 square feet of land

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect three single-family dwellings.

Violation(s):

Lot area, width, frontage, off-street parking, and front, side, and rear yards are insufficient.

Immediate area is residential-commercial. Wooded lot has been vacant for many years. Development has residents' support. Recommend approval with proviso.

VOTED: In reference to petitions Z-7136-7138, Daniel Manning (prospective purchaser), 100-104 Myrtlebank Avenue, Dorchester, for twenty-one variances to erect three single-family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans, inclusive of off-street parking, be submitted to the Authority for design review approval.



Z-7136-7138

100-104 MYRTLEBANK AVE.

DORCHESTER

CEMETERY

Board of Appeal Referrals 8/9/84

Hearing: 8/21/84

Z-7153-7154
Michael A. Seidner
281½-283 Main Street, Charlestown
near Salem Street

Two three-story structures

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: subdivide 281½ (one-family)—283 (two-family and store).

Violation(s):

Lot area, width, frontage, open space, and rear yard are insufficient.

Floor area ratio is excessive.

Proposal will allow separate conveyance of dwellings. Violations are existing and technical. Recommend approval with proviso.

VOTED: In reference to petitions Z-7153-7154, Michael A. Seidner, 281½-283 Main Street, Charlestown, for eleven variances to subdivide in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans for any exterior changes be submitted to the Authority for design review approval.



Z-7153-7154

281 1/2-283 MAIN ST.

CHARLESTOWN

Board of Appeal Referrals 8/9/84

Hearing: 8/28/84

Z-7156-7157

Provident Institution for Savings
30 Winter Street and 30-42 Temple Place,
Boston

Ten-story and three-story structures

District(s):	apartment_____	general business	B-10	industrial	_____
	residential_____	local business	_____	waterfront	_____
	single family_____			manufacturing	_____

Purpose: subdivide bank buildings.

Violation(s):

Setback of parapet is insufficient.

Subdivision will assist in the reorganization of the petitioner's capital structure. No alterations in appearance or function of buildings.
Recommend approval with proviso.

VOTED: In reference to petitions Z-7156-7157, Provident Institution for Savings, 30 Winter Street and 30-42 Temple Place, Boston, for two variances to subdivide in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with the following proviso: that a streetscape amenities plan be submitted to the Authority for design review approval. Winter Street and Temple Place are barren in appearance and could be made more attractive.



BEACON

GRANARY
BURIAL
GROUND
(CEM)

TREMONT

WASHINGTON

Z-7156-7157 30 WINTER ST. &

30-42 TEMPLE PL.

BOSTON

Board of Appeal Referrals 8/9/84

Hearing: 8/21/84

Z-7160
Guiseppe Guigliano
107-109 Morris Street, East Boston
near Putnam Street

Two-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: continue use as repair shop garage.

Violation(s):

Repair shop garage is forbidden use.

In 1981, Board of Appeal granted approval with provisos, with Authority concurrence. There will be no body work or painting of cars. Recommend approval with provisos.

VOTED: In reference to Petition Z-7160, brought by Guiseppe Guigliano, 107-109 Morris Street, East Boston; for a forbidden use to continue use as repair shop garage in an Apartment (H-1) District, the Boston Redevelopment Authority recommends approval with the following provisos: that hours of operation be from 8 AM to 5 PM only; that there is no parking, repairing, or storage of vehicles on street; that there be no unregistered vehicles on street or premises at any time; that there be no lighting on any sign; that any sign be no greater than 20 square feet and not project from building; that all work be performed indoors; that no auto body work of any kind be performed at any time; that no acetylene torches or compressor equipment be used at any time; that there be no painting of automobiles; that snow be properly removed from both premises and sidewalks; that site, building, and equipment be maintained in clean and orderly fashion; that refuse be stored in containers secure from vandals and arrangements made for proper disposal; that exterior of building not be modified in any way (painting, siding, facade change, window or door relocation) prior to design review; that there be no storage of gasoline on premises; that there be no repairing or storage of motorcycles on premises; that the use extend to the petitioner only and expire upon sale, lease, or other disposition of property.



Z-716.0
107-109 MORRIS ST.
(E.B.)

Board of Appeal Referrals 8/9/84

Hearing: 8/21/84

Z-7174-7175
Chase Parker, Trustee
29-31 Brimmer Street, Boston
near Pinckney Street

Five- and four-story structures

District(s):	apartment <u>H-2-65</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: combine structures for 24 apartments; erect 1½-story addition.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio and height of building are excessive.

Open space, setback of parapet, and off-street parking are insufficient.

Proposal is inappropriate. Twenty-four units are excessive in a neighborhood containing many 1-, 2-, and 3-unit dwellings; floor area ratio would exceed that of adjacent buildings; rear addition would block light and air to abutting building and be highly visible from Esplanade; building height limit of 65 feet would be exceeded. Recommend denial.

VOTED: In reference to petitions Z-7174-7175, Chase Parker, Trustee, 29-31 Brimmer Street, Boston, for two forbidden uses and nine variances to combine structures for 24 apartments and erect 1½-story addition in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends denial. Proposal is inappropriate. Twenty-four units are excessive in a neighborhood containing many 1-, 2-, and 3-unit dwellings; floor area ratio would exceed that of adjacent buildings; rear addition would block light and air to abutting building and be highly visible from Esplanade; building height limit of 65 feet would be exceeded.



Z-7174-7175

29-31 BRIMMER ST.

BOSTON

Board of Appeal Referrals 8/9/84

Hearing: 8/21/84

Z-7199-7219
Public Facilities Department, City of Boston
Codman Square Housing Development Corporation
1-16 Champlain Circle and
2-6 Athelwold Street, Dorchester

1.13 acres of land

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect twenty-one attached single-family dwellings -
seven clusters of three.

Violation(s):

Lot area, width, side yard, rear yard, and open space are insufficient.

Floor area ratio and height of building are excessive.

Vacant site was formerly occupied by City of Boston Champlain School. This present eyesore will be developed for much needed affordable, decent housing for low and moderate income families. Staff has conducted extensive review with developer. Meetings have been conducted in community and support is substantial. Recommend approval with proviso.

VOTED: In reference to petitions Z-7199-7219, Public Facilities Department of City of Boston and Codman Square Housing Development Corporation, 1-16 Champlain Circle and 2-6 Athelwold Street, Dorchester, for one hundred twenty-three variances to erect twenty-one single-family attached dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review and traffic circulation approval. Vacant site was formerly occupied by City of Boston Champlain School. This present eyesore will be developed for much needed affordable, decent housing for low and moderate income families. Meetings have been conducted in community and support is substantial.



2-7199-7219

1-16 CHAMPLAIN CIRCLE &

2-6 ATHELWOLD ST.

DORCHESTER